



Rose Cottage
The Street | Shottisham | Suffolk | IP12 3ET

Guide Price £ 450,000 | Freehold





Rose Cottage

Located within the highly sought-after village of Shottisham is the charming Rose Cottage, a quaint and characterful three-bedroom home situated within the Suffolk Coast Area of Outstanding Natural Beauty.

The property offers an inviting and tranquil space that seamlessly combines modern comfort with historic charm. The living area particularly impresses with an oak-framed extension, with French doors and windows framing the south-facing garden, inviting natural light to flood the space.

Residing in the heart of Shottisham, the property is close to a number of notable listed buildings, including St. Margaret's parish church, Shottisham Trust Hall and The Sorrel Horse public house, which dates back to the 15th century.





ROSE COTTAGE

Approached via a walled front garden with a garden gate, Rose Cottage is reached via a timber porch with a courtesy light over a wooden front door opening onto the Dining Room.

Dining Room

Pendant light suspended from a ceiling beam, window to the front aspect and French doors which open onto the terraced seating area onlooking the rear garden.



Under stairs storage and a cupboard with shelving sit either side of the Inglenook featuring a Morso multifuel burner on a quarry tile hearth. The dining area is complete with a night storage heater and carpet laid to floor.



Kitchen

Central to the ground floor is the kitchen which adjoins to the dining room via a stable door. Fitted with both wall and base units with cream shaker style cabinetry, wooden effect worktops and tiles laid to floor.

A ceramic sink sits on the rear worktop with a window behind and a stable door to the side, providing picturesque views across the south-facing rear garden.



Located to the left worktop is an induction hob with Zanussi Electric double oven and stainless steel extractor hood, decorative tiled splash back surrounds. Space for a free-standing fridge-freezer.

Lobby

Steps lead into the lobby, complete with a pendant light, tiled floor, hanging and shelved storage space. Doors lead to the Family Bathroom and Living Room.





Living Room

A fifteen-panelled glass door opens from the Lobby into the Living Room, an inviting Oak framed-extension with Iroko joinery built in 2011 with a vaulted ceiling and Velux window creating height and space.

The vintage 1930's stained glass windows, exposed beams and Morso multi-fuel stove set on a quarry tile hearth combine effortlessly with the modern extension, benefitting from underfloor heating with tiles laid to floor.

French doors and windows frame the south-facing garden and allow for an abundance of natural light.







Bedroom Two

A spacious ground floor bedroom with inset spotlights and two arched windows onlooking the rear garden. Pedestal sink, night storage heater and Sterling board flooring.



Family Bathroom

Complete with pendant light, pedestal wash basin with tiled surround and internal obscured glass window behind, low level WC and bidet. Bath with Mira shower attachment, tiled surround, chrome heated towel rail and separate night storage heater. Obscured glass window to the side aspect, tiles laid to floor.

Utility Room

Wall light, window to the front aspect, worktop with plumbing for washing machine and storage underneath, tiles laid to floor.



From the Dining Room, a door opens onto a set of wooden stairs that lead to the first-floor bedrooms.

Bedroom One

A good-sized bedroom that enjoys views of the rear garden framed by the floor-to-ceiling picture window. Complete with two pendant lights and Sterling board flooring.



Bedroom Three

Accessed from Bedroom One, Bedroom Three serves well as a third bedroom or could be well utilised as a dressing room or office space. With a pendant light, window to the side aspect, night storage heater and wooden flooring.



Outside

The south-facing garden includes a good sized patio area for a table and chairs, conveniently located by the doors of the Kitchen and Dining Room.

Steps lead down to a pebbled area that wraps around to the side of the property to a paved area ideal for storage, enclosed to the front by a picket fence and side entrance.



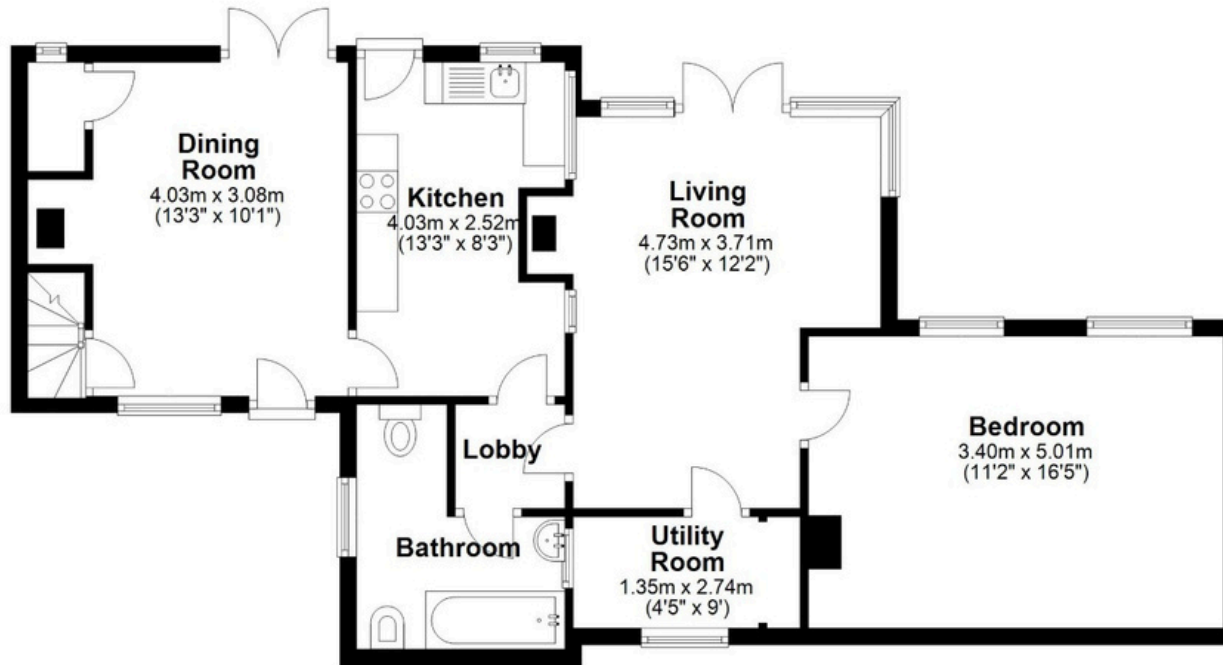
From the pebbled area, steps lead up the garden to an area laid to lawn, filled with an array of mature plants, shrubbery and fruit trees creating a beautiful scenery full of vibrant colours.



To the rear of the garden is the shed and 3.5m x 3.0m Finnish summer house with potential to be used as a home office.

Ground Floor

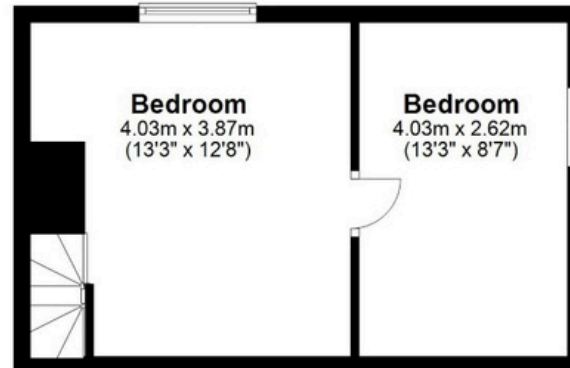
Approx. 71.7 sq. metres (772.1 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

First Floor

Approx. 26.1 sq. metres (281.2 sq. feet)



Total area: approx. 97.9 sq. metres (1053.3 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.

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Services

We are advised by the vendor that mains electricity and water are connected to the property. Drainage is via a septic tank. Heating is provided by multi-fuel burners, Economy 7-night storage heaters, and underfloor heating in the Living Room.

Council Tax - East Suffolk Council

Band B - £1,630.86

Directions - what 3 words

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**Viewing strictly by appointment with
Fine & Country Woodbridge - 01394 446007**

About The Area

Shottisham is small village, approximately 6 miles South East of Woodbridge, between the parishes of Sutton, Alderton, Ramsholt and Hollesley, on the Bawdsey peninsula. The village is steeped in history, with a number of notable listed buildings, including the Parish Church, dedicated to St. Margaret. Wood Hall, an Elizabethan manor is reported to date back to 1566. Also located in the village, is the Sorrel Horse, a picturesque community owned pub dating back to the 15th century, serving tap drawn cask ales under a thatched roof. Convenience shops are to be found nearby in Hollesley and Alderton as well as a delightful riverside pub in Ramsholt.

Shottisham has its own children's play park and benefits from immediate access to countryside walks.

Close by is Woodbridge, a well served historic market town with a fine selection of shops and restaurants. It has its own theatre, cinema, swimming pool, doctors, dentist and railway station. Woodbridge lies along the River Deben and it is renowned for its sailing facilities. Nearby schools include the highly regarded Abbey (Preparatory School), Woodbridge School (Senior School), Three Primary Schools and Farlingaye High School.

Rail Services

Melton station is approximately 4.5 miles away and is on the Ipswich-Lowestoft East Suffolk Line with connections via Ipswich to London Liverpool Street. Ipswich station is on the Greater Anglia Main Line, approximately 70 miles east of London Liverpool Street Station with a journey time from Ipswich of approximately 1 hour and 10 minutes.



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